

**MONDAY, APRIL 18, 2022 7:00 P.M.**  
**BOARD OF ALDERMEN**  
**MINUTES**

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MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN RICH FANNING

ALDERMAN SARAH VITALE

CITY ATTORNEY, JIM HETLAGE  
CITY ADMINISTRATOR, BEN DECLUE  
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

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The meeting was called to order at 7:03 PM by Mayor Wilcox.

ROLL CALL

Present: Alderman Roettger, Alderman Capshaw Cushing, Alderman Vitale  
Alderman Lane, Alderman Nauman

Absent: Alderman Fanning

Present: Chief Jeff Beaton and Mr. Jones, Superintendent of Public

APPROVAL OF TENTATIVE AGENDA

Mayor Wilcox asked if there were any changes or corrections to the Agenda for the April 18, 2022, meeting. Alderman Lane moved approval of the agenda for the meeting. Alderman Nauman seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM MARCH 21, 2022 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from March 21, 2022, meeting. Alderman Nauman moved approval of the minutes. Alderman Roettger seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

Kevin Kissling, 835 Brookside Drive

Mr. Kissling addressed the board reading a cover letter as follows:

Glendale Chrysler Jeep is in the process of asking the Glendale Board for permission to scrap their existing Special Use Permit and develop the undeveloped buffer zone between GCJ and Brookside residents which has been in place since GCJ's arrival in the 1960's and which has allowed GCJ and Brookside residents to peacefully coexist. Their plans include:

- Elimination of forty feet of green buffer space, replacing it with asphalt;

- Removal of approximately forty healthy trees (excellent to fair condition per their arborist, Tree Gurus) several of which provide a critical visual screen between the residents and GCJ and Manchester Road's commercial buildings;
- Construction of an 8-foot-high link fence topped with barbed wire a mere 7.5 feet north of the residents' property line;
- And construction of a Commercial Car Wash, to be operated during normal business hours per their general manager, Ms. Jenni Belding.

If these plans are allowed to move forward, they will negatively impact the quality of life and property values of Brookside, Glen Elm, Glenway, and Glendale Gardens residents. GCJ has not yet asked City Hall for a variance to the Special Use Permit, but indications are they will do so this month or next. I urge you to do the following:

- Contact our Aldermen and or Mayor: Alderman Aaron Nauman, [anauman@glendalemo.org](mailto:anauman@glendalemo.org) Alderman Sarah Vitale, [svitale@glendalemo.org](mailto:svitale@glendalemo.org) Mayor Mike Wilcox, [mwilcox@glendalemo.org](mailto:mwilcox@glendalemo.org).
- Monitor upcoming board meeting agendas and attend when these plans are presented. The board meets the first and third Mondays of each month at City Hall. See the City website for more details, [www.glendalemo.org](http://www.glendalemo.org).
- Sign a petition opposing these plans that I will be circulating in the next week.

In addition to these actions, I have also alerted the Webster-Kirkwood Times who originally reported on this topic last June. Thank you for your support and please let me know if you have any questions or would like to discuss.

Kevin Kissling

Mr. Kissling noted that he had a copy of the Webster-Kirkwood Times article and the GCJ conditional use permit which he gave to the board. Mr. Kissling reminded the board that they were elected by the residents of Glendale and noted that the Webster council rejected a project, Douglas Hill. Mr. Kissling suggested that if there was to be a carwash in the board's backyards, would not they want the permit rejected. Mr. Kissling asked the board to do the same for their neighborhood adding that this was their community, and this was Glendale's 'Douglas Hill' moment. Mr. Kissling asked the board to meet the moment and represent the people who elected them.

Mayor Wilcox stated that Glendale Chrysler Jeep Dodge had not proposed anything to the City of Glendale adding that a request for a special use permit will matter to the City.

Kate Jamison, 1301 B Glendale Gardens Drive

Ms. Jamison stated that Glendale Gardens, South and Southwest of Glendale Chrysler, recently sent a letter to all the owners which included a photo of trees to be removed and a rendering of both properties. Ms. Jamison stated that Loomis Landscape created the rendering adding that in addition to each condominium owner receiving a packet, 3 Brookside homeowners received the same packet. Ms. Jamison stated that the rendering showed a car wash in addition to a list of all the trees to be removed. Ms. Jamison stated that these things were clearly marked on the

drawings, adding that the building locations were correct. Ms. Jamison stated that there are four buildings in Glendale Gardens noted that there were red x's marking the trees on the photo. Ms. Jamison noted that the rendering was inaccurate. Ms. Jamison stated that the key takeaway in the letter and rendering was in showing the condominium owners what everything was going to look like once trees were removed adding that whatever photo they sent us was misleading and showed what the owners were dealing with. Ms. Jamison also noted that she contacted the architect, Mr. Saunders about the photo and she was advised that their client advised him to take the photo. Ms. Jamison thanked the board for their time.

Alderman Nauman clarified that the map was from Loomis Landscape architects which showed a rendering of that pictured the buffer zone and encompassed some of the design that was shown at the open house held earlier in the year. Alderman Nauman stated that the plans showed the plants to be planted as a rendering. Alderman Nauman noted that Loomis took pictures from a condominium unit owned by Glendale Chrysler which showed the resident's perspective, including the before and after of the trees in question. Alderman Nauman stated that he was not aware that only one photo had been taken adding that the City was not involved but only the residents noting that it was only applicable from one condominium area.

Ms. Karen Doepfer, 1306 Glendale Gardens

Ms. Doepfer stated that she did not know that the plan was not put in place, did not know about the special use permit adding that she had not lived in the condominium at the time. Ms. Doepfer stated that Ms. Belding had decided that this project needed to be done. Ms. Doepfer noted that the City Administrator mentioned the fact that Glendale Chrysler had not completed the old permit until just recently. Ms. Doepfer stated that she would be impacted by all the trees to be removed noting that the GCJ carbon emissions did not mix with Arbor day. Ms. Doepfer stated that there was a proposal to add a chain link fence and barbed wire on the top which would create the feeling of a prison adding that the residents did not live in a prison. Ms. Doepfer asked if the GCJ Dealership will finish everything on a new special use permit adding that GCJ was setting themselves apart. Ms. Doepfer stated that GCJ had insurance problems and understood but added that she did not want a chain link fence with barbed wire and was against removal of trees.

#### TREASURER'S REPORT- MARCH 2022

Mr. DeClue reported that there was a reported deficit which related to the payroll adding that it was due to a three-payroll month. Mr. DeClue also reported that there was a surplus greater than last year to date, approximately \$275,000 higher ending the last fiscal year. Mr. DeClue stated that more details would be discussed at the next meeting during the budget workshop.

#### RESOLUTIONS

R03-22 A RESOLUTION PROCLAIMING THE FIFTH FRIDAY OF  
APRIL 2022 AS ARBOR DAY IN THE CITY OF GLENDALE

Alderman Nauman moved approval of the reading of Resolution R03-22. Alderman Vitale seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue stated that to remain a Tree City USA member, the City was obligated to pass a resolution proclaiming Arbor Day. Mr. DeClue noted that Glendale would mark April 29<sup>th</sup> as Arbor Day and would be meeting with North Glendale Elementary School on Thursday at 2:15pm to celebrate.

Mayor Wilcox asked if there was any other questions or discussions

Mayor Wilcox called for a voice vote which was unanimously approved.

R04-22 A RESOLUTION AUTHORIZING THE PURCHASE OF A 2022  
DODGE RAM 1500 FROM LOU FUSZ CHRYSLER  
PURSUANT TO THE STATE BID

Alderman Vitale moved approval of the reading of Resolution R04-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the City had budgeted for light duty pickup truck which would replace the Public Works' 2007 vehicle. Mr. DeClue stated that the State website adding that Chrysler's bid was the only remaining bid and was reasonable. Mr. DeClue stated that he had checked with Glendale Chrysler who had nothing available adding that Lou Fusz could honor the State bid and anticipated a fall delivery.

Mayor Wilcox asked if there was any other questions or discussions

Mayor Wilcox called for a voice vote which was unanimously approved.

Mr. Jones stated that the trade in of the old truck would be negligible.

R05-22 A RESOLUTION AUTHORIZING A CONTRACT WITH  
JOKERST PAVING FOR STORMWATER IMPROVEMENTS AND  
REPAIRS TO PORTIONS OF BEVERLY AVENUE AND SOUTHARM  
DRIVE/HALCYON DRIVE

Alderman Lane moved approval of the reading of Resolution R05-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that joint bid was filed adding that Beverly citizens complained about the flooding issues on their street. Mr. Jones reported that the bidding came in below expected for Beverly and higher than expected for the Southarm per the Engineer's estimates. Mr. Jones stated that work would begin right away and would schedule a meeting for tomorrow to schedule timing for both projects.

Mayor Wilcox noted that this would be an improvement for Beverly. Alderman Roettger asked about the grates. Mr. Jones stated that a flat grate would remain the same on the northside and would be elevated like a standard stormwater inlet on the south side.

Mayor Wilcox asked if there was any other questions or discussions

Mayor Wilcox called for a voice vote which was unanimously approved.

#### ORDINANCES FOR FIRST READING

**B06-22 AN ORDINANCE AUTHORIZING A CONTRACT FOR AUDITING SERVICES WITH FICK, EGGEMEYER & WILLIAMSON, FOR FISCAL YEAR 2022, FISCAL YEAR 2023, AND FISCAL YEAR 2024**

Alderman Nauman moved approval of the first reading of Ordinance B06-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that an RFP was published but no one besides Fick, Eggemeyer & Williamson was interested. Mr. DeClue stated that the price was excellent and added that many local municipalities including Rock Hill contracted their services. Mr. DeClue noted that the 2022 fee would be \$7,300 with increases of \$100.00 each following year. Mr. DeClue noted that the agency was very professional, worked well with Mr. Lawrence, our Finance Director.

Mayor Wilcox asked if there was any questions or comments.

Mayor Wilcox called for a voice vote which was unanimously approved.

The first reading passed.

Mr. DeClue read the ordinance by title only.

The ordinance would be heard again at the next meeting.

**B07-22 AN ORDINANCE AMENDING SCHEDULE II, TABLE II-B OF TITLE III AND SCHEDULE V, TABLE V-A OF TITLE III OF THE MUNICIPAL CODE OF THE CITY OF GLENDALE, MISSOURI, REGARDING STOP INTERSECTIONS AT THE INTERSECTION OF ANDREW AVENUE AND JOANNA AVENUE AND YIELD INTERSECTIONS AT THE INTERSECTION OF GLENWAY DRIVE AND ALEXANDRA AVENUE**

Alderman Lane moved approval of the first reading of Ordinance B07-22. Alderman Roettger seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that Chief Beaton, our Traffic Engineer and Mr. Jones, Superintendent of Public Works, met with him concerning the unregulated intersection adding that it was determined that a four way stop needed to be installed. Mr. DeClue stated that second intersection needed a yield sign and both changes needed an ordinance to amend the code.

Mayor Wilcox asked if there were complaints about the intersection.

Chief Beaton stated that a resident made contact concerning new drivers in the area who were taking turns without paying attention and noting that it was an unregulated intersection, originally a low traffic intersection with two dead end streets adjoining the intersection it was thought to add a yield sign. Chief Beaton stated that a 4-way stop sign would be safer than a 4-way yield especially related to safety with pedestrians and kids. Chief Beaton stated that the code did call for others adding that Glenway and Alexandra had a need for a yield sign. Chief Beaton noted that the signs have already been installed but could not be enforced until the ordinance passes adding that warnings would be issued if necessary.

Mayor Wilcox asked if there were any additional questions or comments.

Mayor Wilcox called for a voice vote which was unanimously approved.

The first reading passed.

Mr. DeClue read the ordinance by title only.

The ordinance will be heard again at the next meeting.

#### PRESENTATION BY CHIEF BEATON

Chief Beaton offered a power point presentation to the Board highlighting the history of the police department, details about the current police department, and its staffing level.

Chief Beaton reported that the Glendale Police Department attended multiple training courses and conferences each year to meet the MO POST requirements and noted that Glendale's crime rates were low overall and added that the City had good mutual aide with neighboring cities and with the State when necessary. Chief Beaton stated that Glendale also participated in a Mental Health and Officer wellness training adding that there was a State mandated 3-year mental health check-in. Chief Beaton added that bias training, racial profiling, and police legal training also occurred and noted that there was a CIT program for residents as well.

Chief Beaton noted that Officer DeBisschop and Officer Horlacher were firearm instructors, Officer Mason was a TASER instructor and BAC Instructor, Officer Hicks was a SFST Instructor, Captain Catlett was the CERT instructor along with Captain Helle with the Fire Department.

Alderman Nauman asked if every city had its own CERT program. Chief Beaton stated that the program has become regionally based with training occurring at the community college with Glendale's participation. Chief Beaton stated that the program remained top notch.

Chief Beaton discussed the Police Special Assignments including the Major Case Squad Homicide Unit with two officers; Officer Mason and Sarantakis, Mobile Response/Civil Unrest Unit with one officer, Property & Evidence Storage and Retention Unit, with 2 officers, Crisis Intervention Team, which included all officers, CERT, and Arson Investigation, which Captain Catlett teaches, and Code Enforcement, which Officer DeBisschop mainly helms with the assistance from other officers and Field Officer Training with 2 officers. Chief Beaton stated that the department was well rounded, wearing many hats. Chief Beaton added that the department participated in the Major Case Squad in other cities as well as in Glendale when necessary.

Alderman Vitale asked if the Fire Department was involved with Arson Investigations. Chief Beaton stated that Captain Catlett led up the Glendale investigations but did not know who was involved at the Fire Department.

Alderman Nauman stated that it was nice to see a chart for each special assignment.

Chief Beaton touched on the Community Policing and Engagement Activities, and the breakdown of Police vehicles and their uses. Chief Beaton noted that the former Fire Vehicle was now an unmarked police vehicle which was used among other things for civil unrest situations where extra storage space was needed within a vehicle. Chief Beaton stated that he was happy the department was able to inherit the vehicle from the Fire Department.

Chief Beaton defined the equipment used in each vehicle.

Mayor Wilcox asked about the body camera usage. Chief Beaton stated that the cameras were used for enforcement activities and were turned off during personal conversation adding that there were liability issues. Chief Beaton stated that the officers were wearing the body cameras, adding that the batteries were good for 8-hour periods but noted that the officers' shifts ran 12 hours. Chief Beaton stated that he was trying to find 12-hour batteries adding that there was a learning curve generally but that all was good with the cameras.

Chief Beaton reported on the Police Accreditation and Certification noting that the Glendale Police Department was currently in the process of achieving accreditation through the Missouri Police Chiefs Association. Chief Beaton stated that there were two organizations, CALEA requiring 189 standards and MPCACF which required 209 standards. Chief Beaton stated that the latter organization was less expensive, had the same standards as CALEA but more and followed Police Best Practices.

It was asked if there were any neighboring cities certified by CALEA. Chief Beaton stated that St. Louis City and Kirkwood along with a few other cities adding that cities can certify with one or the other or both, that CALEA was national and that MPCACF was recognized as an official certification board.

Alderman Vitale asked if the Glendale Police Department was certified. Chief Beaton stated that with rules set out by the State, the department began the three-year process which was started before the construction project began. Chief Beaton stated that certification was a long process which has begun again following the completion of the building project and would be completed some time in 2023. Chief Beaton stated that the plan was to conduct a Mock Assessment by the end of 2022 which would include an audit that showed deficiencies, and ideas to remedy and correct problems. A Final Assessment would take place later in 2023 assuming all corrections were made following the audit.

Chief Beaton reported that a Code Enforcement Spreadsheet has been used since he joined the Glendale Police Department in 2011 which verifies actions taken following an issued complaint. The spreadsheet is monitored regularly, and compliance is noted and filed. Chief Beaton detailed the number of Code Enforcement Complaints Logged from 2018 to 2022, to date and each item as noted on the spreadsheet was cataloged, monitored, and resolved by one or more officers within the department. Chief Beaton stated that if the court is necessary, the complaint is followed by referral to the courts.

Alderman Vitale stated that she liked the community policing approach noting that our officer's were exceptional, kind men and thanked the entire department for their service. Alderman Vitale added that she especially wanted to thank the department for their service to the elderly in general.

Regarding complaints, Alderman Nauman noted the discretion the department follows when working with residents adding that few actually go to court but asked about the timeline for the settlement of complaints.

Chief Beaton stated a resident is given 2 weeks to 30 days to comply with request noting that in some cases extensions are given based on a case-by-case basis.

The board thanked Chief Beaton for his report.

## REPORTS

### Mr. DeClue

Mr. DeClue reported that the Firehouse Run would take place on Sunday, April 24<sup>th</sup>. Mr. DeClue also reported that he had talked with Kyle Henke, Director of Parks, and Recreation, who showed interest in talking about services at the park again.

Mr. DeClue reported that he had been collecting input regard a date, noting that although Saturday was a good idea, the date would not work for everyone. Mr. DeClue reported that the meeting would be held on Monday, May 16, 2022, at 5:30 pm and would include dinner.

Ms. Carr

Ms. Carr reported that the Run was taking place on Sunday, April 24<sup>th</sup> with registration beginning at 7:00 am, the first run, 1-mile fun run, beginning at 8:00 am and the 2.2 mile and five mile beginning at 8:25 am and 8:30 am respectively.

Alderman Roettger

None

Alderman Vitale

None

Alderman Lane

None

Alderman Capshaw Cushing

None

Alderman Nauman

None

Mayor Wilcox

None

#### EXECUTIVE SESSION

Alderman Lane moved to adjourn to Executive Session. Alderman Nauman seconded the motion. There being no further questions or discussion, Mayor Wilcox called for a vote:

Ayes: Alderman Roettger, Alderman Nauman, Alderman Vitale  
Alderman Lane, Alderman Capshaw Cushing

Nays: None

Not Present: Alderman Fanning

#### ADJOURNMENT

Alderman Roettger moved to adjourn the meeting, seconded by Alderman Vitale. The motion was unanimously approved.

These minutes are approved as submitted this 2nd day of May, 2022 .

Joanne Carr  
Deputy City Clerk